

Southend-on-Sea Borough Council

Report of Deputy Chief Executive & Executive Director
(Growth and Housing)

To

Cabinet

On

16th January 2019

Report prepared by: Mark Sheppard

Agenda
Item No.

Southend New Local Plan Update

Place Scrutiny Committee
Cabinet Member: Councillor Carole Mulroney
Part 1 (Public Agenda Item)

1. Purpose of Report

- 1.1 To seek Member endorsement for a new approach to preparing the Southend New Local Plan (SNLP).
- 1.2 The preparation of evidence-based documents to support the emerging SNLP have illustrated a number of cross-boundary strategic issues that cannot be effectively addressed in isolation and entirely within Southend's administrative area, and under the Duty to Co-operate with adjoining local authorities, need to be resolved in a co-ordinated manner.
- 1.3 To facilitate this and to expedite the SNLP in a timely and efficient manner it is proposed that Southend Borough Council (SBC) and Rochford District Council (RDC) agree to prepare their respective local plans in two distinct parts:
 - Part 1 – a common strategic section to be prepared jointly to cover cross-boundary growth and management issues;
 - Part 2 – to comprise of detailed plans for Southend and Rochford respectively.
- 1.4 In effect two distinct local plans will continue to be prepared (one for each Authority) with a common Joint Part 1 section covering strategic cross boundary issues with a separate Part 2 to address local issues for each respective administrative area
- 1.5 To facilitate the preparation of a common Joint Part 1 section with Rochford District Council, Member agreement is sought to a:
 - Memorandum of Understanding;
 - Statement of Common Ground; and
 - revised Local Development Scheme.

1.6 As part of achieving a joined-up approach to plan making across South Essex, work on preparing the joint strategic plan (the South Essex Plan (SEP)) in liaison with South Essex local authority partners (ASELA) and Essex County Council (ECC) will continue. The SEP will provide the strategic framework for guiding the preparation of local plans.

2. Recommendations

2.1 In order to take forward the Southend New Local Plan in a timely, coordinated and efficient manner that Members agree to:

- **the preparation of a common Joint Part 1 section with Rochford District Council covering cross-boundary strategic issues;**
- **the preparation of a Part 2 section covering detailed planning policy matters for Southend (Option B – see paragraph 3.16 below).**

2.2 That as part of the preparation of a common Joint Part 1 Local Plan Members agree:

- **the Memorandum of Understanding (Appendix 1);**
- **the Rochford and Southend Statement of Common Ground (Appendix 2);**
- **the revised Local Development Scheme (Appendix 3).**

2.3 Members note that the joint South Essex Plan (SEP) will continue to be prepared in partnership with the Association of South Essex Local Authorities (ASELA).

2.4 That Members agree to delegate authority to the Deputy Chief Executive and Executive Director Growth and Housing, in consultation with the Cabinet Member for Environment and Planning, to liaise and agree with Rochford District Council on the most efficient use of staff and related resources to prepare the Joint Part 1 Local Plan in an efficient and cost-effective manner.

2.5 That Members agree to delegate authority to the Deputy Chief Executive and Executive Director Growth and Housing, in consultation with the Cabinet Member for Environment and Planning, in conjunction with the Environment and Planning Working Party, to agree and consult on preparatory drafts of the New Local Plan, including the common Joint Part 1 and associated documentation.

2.6 That Members agree to delegate authority to the Deputy Chief Executive and Executive Director Growth and Housing, in consultation with the Cabinet Member for Environment and Planning, to agree updates to the Statement of Common Ground (Appendix 2) and Local Development Scheme (Appendix 3).

3. Background

- 3.1 In February last year an 'Issues and Options' document was published for consultation purposes as part of the first stage in the preparation of the SNLP. A feedback report was published in October and will inform preparation of the next stage of the local plan. Once adopted the SNLP will promote and guide development in the Borough to 2038. It will replace the suite of documents that currently comprise the Southend Local Development Plan, including the Southend Core Strategy, Development Management Document and Southend Central Area Action Plan.
- 3.2 Neighbouring Rochford District Council has reached a similar stage in the preparation of its own Local Plan, having undertaken an Issues and Options consultation from December 2017 to March 2018. Similar to Southend, once adopted, the Rochford New Local Plan will replace the suite of documents that currently comprise the Rochford District Local Development Plan.
- 3.3 Both authorities' Local Plan evidence bases and respective 'Issues and Options' consultations have identified a number of cross-boundary issues that cannot be effectively addressed in isolation, and under the Duty to Co-operate should be resolved in a co-ordinated manner. These include how best to meet the challenge of local housing and economic needs alongside delivering meaningful and transformational infrastructure improvements. Both authorities will also need to plan responsibly for the future of London Southend Airport, building on the strong history of collaborative working that underpinned the London Southend Airport and Environs Joint Area Action Plan (JAAP) adopted in 2015.
- 3.4 Both authorities are now looking to progress the next stage of plan preparation. The timely adoption of new local plans is critical with current adopted Local Plans for Southend and Rochford only covering the period to 2021 and 2025 respectively. In addition, supporting evidence is increasingly outdated and not reflecting current Government policy initiatives, particularly the drive to deliver greater numbers of new housing to meet local needs or take into account recent changing economic, environmental and social circumstances. Proposed changes to national planning policy also seek to introduce a number of significant changes to development plan preparation.
- 3.5 The timely adoption of a new Local Plan is important as it will enable the Council, as a Local Planning Authority, to positively influence development, ensure it is located in right place, is of the right type and quality, is supported by necessary infrastructure and facilitates sustainable development.
- 3.6 Both authorities recognise the role of ECC as the strategic upper tier authority covering Rochford within the county of Essex and a neighbouring authority to Southend and partner within ASELA. Any planned growth is likely to have either an indirect or direct impact on ECC infrastructure and service provision and therefore SBC and RDC wish to work with ECC to explore ways to plan for growth to create new sustainable communities supported by appropriate infrastructure.
- 3.7 Planning for minerals and waste in Southend and Rochford is the responsibility of SBC and ECC respectively. Minerals and Waste planning is managed

through a separate local planning process. The Essex and Southend Waste Local Plan adopted in 2017 provides the waste planning framework for both areas, however the Essex Minerals Local Plan adopted in 2014 covers the upper tier area of Essex only. This Plan is now under review and will continue to cover the upper tier area of Essex only. The SNLP will incorporate mineral related planning matters in accordance with national policy. A separate Statement of Common Ground will be prepared to help manage the strategic minerals and waste planning matters.

Association of South Essex Local Authorities (ASELA) and the joint South Essex Plan (SEP)

- 3.8 In 2017, in response to a wider need for a strategic and co-ordinated approach to development in South Essex, all six-constituent South Essex local authorities¹ and ECC committed to the establishment of the ASELA. ASELA was formed in response to the need for greater cross-boundary working on strategic infrastructure planning and growth across South Essex, to provide place leadership for South Essex and promote healthy growth for our communities.
- 3.9 Through ASELA, the Council has committed to the preparation of a '2050 Ambition' and the SEP, the latter to provide the strategic planning framework to inform the preparation of more detailed Local Plans by the six Local Authorities.
- 3.10 The establishment of an agreed sub-regional framework for growth and investment in South Essex is important to ensure that the six Local Plans being prepared across the area provide for an effective 'joined-up' planning approach across the sub-region.
- 3.11 The SEP is expected to provide a high-level framework for the distribution and identification of broad locations for growth across South Essex. It is, however, unlikely to provide the site-level detail and technical policies, such as making alterations to Green Belt boundaries, needed to deliver the growth envisaged. This site-level detail and technical policy needs to be delivered through a more detailed development plan document, such as a Local Plan(s). By taking a co-ordinated approach at the local level, both SBC and RDC, with ECC, could more effectively implement the SEP insofar as it relates to important cross-boundary matters at the local-level, including but not limited to the future of London Southend Airport, seeking to meet development needs, combating climate change, the Greater Anglia rail line, the A127, and the development of integrated and sustainable transport networks.
- 3.12 It is therefore vitally important that the preparation of the respective Southend and Rochford Local Plans continue to be progressed alongside the SEP.

The Need for a Collaborative Approach

- 3.13 RDC and SBC, together with ECC have a strong foundation for cooperation, having jointly prepared and adopted a number of planning policy and evidence-based documents, including the London Southend Airport and Environs Joint Area Action Plan and the Essex and Southend Waste Local Plan.

¹¹ Basildon, Brentwood, Castle Point, Rochford, Southend and Thurrock Councils

3.14 The Localism Act 2011 places a “Duty to Cooperate” on Local Planning Authorities and County Councils (amongst other public sector organisations), requiring them to engage constructively, actively and on an on-going basis in the preparation of plans where this involves strategic matters. The Neighbourhood Planning Act 2017 and national policy requires Local Planning Authorities to identify the strategic priorities for the development and use of land in the authorities’ area and set out policies to address those priorities.

3.15 Whilst the SEP is expected to provide a strategic framework for the preparation of individual Local Plans across South Essex, there are number of key cross-boundary matters between Southend, Rochford and ECC that could benefit from a collaborative approach at a more local level, including:

- **Ensuring High Quality Outcomes** – strategic collaboration provides the opportunity for greater ambition in planning and delivering high quality sustainable development; particularly, for example, through garden community principles. More generally, new development must be sustainable, functional and viable, but also reflect high standards of design. Major new developments will be planned carefully with the use of masterplans and design codes where appropriate;
- **Providing Sufficient Homes** – housing need is high across the area and a large amount of land is being promoted for development either side of the Rochford/Southend administrative boundary. There is a need to ensure that preparation of a spatial strategy, site assessment and selection is consistent across both authority areas;
- **Providing for Employment** – to strengthen local economies to provide more employable and skilled workers; more employment opportunities for residents, and higher productivity firms; to achieve a better balance between the location of jobs and housing, which will reduce the need to travel and promote sustainable growth;
- **Transport Infrastructure and connectivity** - Developing appropriate integrated and sustainable transport networks to support the efficient movement of people and goods, including strategic transport corridors (including A127, A13 and A130) recognising the requirements of both Essex and Southend local transport plans, including modal shift, sustainable travel, new technology, rail franchisee investment plans, footpath and cycle networks, and any access mitigation to enable strategic scale development across administrative boundaries, and future proofed internet access to all new development;
- **London Southend Airport** – the existing planning framework for London Southend Airport will need to be reviewed and rolled forward having regard to national policy, the economic potential of the area and environmental constraints;
- **Collaboration to accelerate delivery and Infrastructure Planning** - including for example education, health, flood and water management and how provision will be funded/ delivered and governance structures to maximise developer contributions including alignment of infrastructure requirements and provision between ECC and SBC and other providers;

- **Environment and Climate change** – reducing greenhouse emissions, minimising vulnerability and improving resilience, encouraging reuse of existing resources and supporting renewable and low carbon energy. Protection of designated sites for wildlife, biodiversity net gain, blue and green infrastructure and built heritage;
- **Approach to Minerals and Waste** – ensuring SBC and ECC planning response to minerals and waste is appropriately addressed; and
- **Resource efficiency** - the ability to more effectively align resources and reducing duplication of work to support the timely preparation of Local Plans.

3.16 It is recognised that minerals and waste planning is a strategic cross boundary matter which falls to ECC and SBC. A separate Statement of Common Ground will be prepared to manage these planning matters.

3.17 To embrace these challenges, there is a need to consider possible options which can deliver Local Plans in a timely fashion and which do not compromise the preparation of the SEP but rather add value to it at the local level.

3.18 A number of possible options have been identified for the next stage of local plan preparation that seeks to address the challenges which are unique to Southend and Rochford. Each option summarised below has associated risks and opportunities.

- **Option A: Joint Local Plan**

This would be one document covering both the Southend and Rochford administrative areas, covering detailed local matters as well as strategic issues. The scope of the Local Plan would be broad ranging raising issues of complexity and impact on timescales, ranging from aligning joint approaches to handling non-strategic matters.

- **Option B: Separate Local Plans with a Joint Part 1 (Cross Boundary Policies) – Preferred Approach**

This would consist of separate Local Plans with an common Part 1 covering strategic issues such as Vision and Strategy (combined for both authority areas), and strategic growth locations (including cross boundary) but separate Part 2 sections with distinct local policies and development management policies for each area. This would enable effective alignment and management of Local Plan timetables, with aligned approaches on strategic matters and local approaches to respective detailed matters.

- **Option C: Separate Local Plans with Shared Policies**

Each Council prepares their own Local Plan (strategy and vision, strategic sites policies) but with aligned policies covering cross boundary allocations/matters. Provides opportunities to progress shared and local matters, however, more difficult to commit and align Local Plan timetables.

- **Option D Separate Local Plans with separate Policies (current situation)**

Each Council continues to separately prepare their own Local Plan. This significantly constrains the ability to effectively address and align the cross-boundary matters

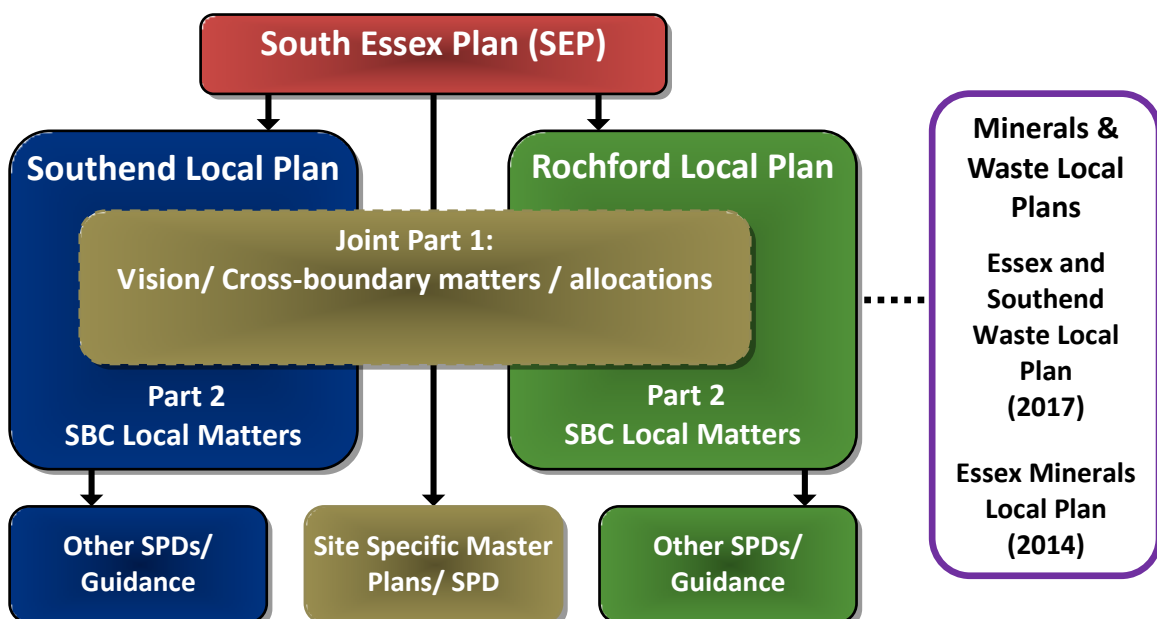
- **Option E: Area Action Plan (AAP) for new cross boundary growth locations, which may include Garden Settlements and the Airport**

A focussed Area Action Plan could create additional complexity, as both Councils still need to prepare respective Local Plans for the rest of their areas as well as undertaking this piece of work.

3.19 **Option B is considered to be the most appropriate option** for taking forward a collaborative approach between both authorities. Under this arrangement, both authorities would continue to develop separate Local Plans but these plans would have a jointly prepared shared ‘cross-boundary policy section’ (the ‘Part 1’) which may include a joint vision, spatial strategy and policies responding to the cross-boundary issues outlined above for delivering growth and regeneration. The separate ‘Part 2’ document would comprise of two documents, one for Southend prepared by SBC and one for Rochford prepared by RDC. These would address local issues and policies within each authority’s area, including local objectives and development management policies. The Part 2 would still be expected to comprise the majority of the content and policies within each Local Plan.

3.20 Figure 1 below depicts the structure of development plans under the proposed approach, Local Plans being progressed alongside the preparation of the SEP. The need for more detailed Supplementary Guidance and Masterplans would be kept under review.

Figure 1: Preferred Option – Option B Separate Local Plans with a Joint Part 1



3.21 The responsibilities for preparation of the plans under Option B would be as follows:

Plan	Responsible Local Planning Authority	Key Infrastructure Provider (Council)
South Essex Plan	ASELA (Basildon, Brentwood, Castle Point, Rochford, Southend and Thurrock)	SBC, ECC and Thurrock Borough Council
Joint Part 1 Southend/Rochford Local Plan	SBC and RDC	SBC and ECC
Site Specific Masterplan/SPD		
Part 2 Southend Local Plan	SBC	SBC
Other SPD guidance for Southend		
Part 2 Rochford Local Plan	RDC	ECC
Other SPD guidance for Rochford		
Essex Minerals Local Plan Review	ECC	ECC
Essex and Southend on Sea Waste Local Plan Review	SBC and ECC	SBC & ECC

Memorandum of Understanding

3.22 A Memorandum of Understanding (MoU) has been jointly prepared between SBC, RDC and ECC to formally agree a commitment to bringing forward Local Plans under this approach.

3.23 The MoU is underpinned by several core principles, through which SBC and RDC agree to:

- engage constructively, actively and on an on-going basis in relation to cross-boundary planning matters under the Duty to Cooperate;
- be open and communicate about concerns, issues and opportunities in respect of collaboration and joint working;
- act in a timely manner, recognising the time critical nature of consultations, technical projects and plan preparation;
- adhere to statutory requirements, comply with applicable laws and standards, data protection and freedom of information requirements;
- encourage, develop and share best practice in cross-boundary planning matters;
- ensure adequate resources and staffing is in place to undertake effective collaboration and joint working (a separate resource paper will be prepared and agreed); and
- collaborate to increase certainty and accelerate delivery.

- 3.24 The MoU highlights the following as key deliverables of this collaborative approach:
- continue to prepare the SEP in partnership with ASELA;
 - prepare two distinct Local Plans – the ‘Rochford New Local Plan’ and ‘Southend New Local Plan’ which would comprise:
 - a Joint Part 1, which may include a joint vision and spatial strategy for the whole of the area, strategic allocations, such as for large scale development opportunities (housing, economic, infrastructure, environmental) and the management of London Southend Airport;
 - a separate Part 2 which addresses local matters for Southend and Rochford respectively which may include local objectives, allocations and development management policies;
 - RDC and SBC will be responsible for expediting preparation of Part 2 policies of their Local Plans as required to support delivery and examination of the Joint Part 1;
 - a detailed Evidence Base will be developed in support of these documents including a series of reports and independent assessments of proposals;
 - a Statement of Common Ground will be prepared, setting out the process and timetable for the plan, governance and working arrangements. The statement will be reviewed on an ongoing basis and updated as and when needed; and
 - a joint Communications Strategy will be developed drawing on the Statements of Community Involvement (SCI) for each Authority, describing how existing systems and processes in each Authority will be used when consulting on the local plans.
- 3.25 The MoU identifies the need for an effective governance structure to take forward various aspects of any collaborative working. This is expected to comprise an Officer group overseen by a Member group. This governance structure would not impact on the Council’s existing governance arrangements and any formal decisions with respect to either Council’s Local Plan would still require an appropriate decision to be made by that Council. This would include authorisation to consult on the draft plan.
- 3.26 The MoU is not legally binding and does not take precedence over the Council’s statutory responsibilities. Instead it forms a voluntary agreement between the three parties to work together towards shared objectives.
- 3.27 Signing this MoU is without prejudice to any future decisions on the content and scope of any Local Plan including any Joint Part 1.
- 3.28 The MoU is set out in **Appendix 1**.

Statement of Common Ground (SOCG)

- 3.29 The Government's National Planning Framework requires that 'in order to demonstrate effective and on-going joint working, strategic policymaking authorities should prepare and maintain one or more SOCGs documenting the cross-boundary matters being addressed and progress in cooperating to address these' (paragraph 27).
- 3.30 A SOCG has therefore been prepared jointly by SBC, RDC and ECC setting out the process and timetable for the separate Local Plans with a Joint Part 1, governance and working arrangements, and the key evidence needed to support the plans. The statement will be reviewed on an ongoing basis and updated as and when needed.
- 3.31 The SOCG is set out in **Appendix 2**.

Local Development Scheme

- 3.32 The Local Development Scheme (LDS) sets out a timetable for preparing and reviewing the Southend Development Plan to provide:
- an up-to-date statutory basis for determining planning applications (unless material considerations indicate otherwise); and
 - a long-term spatial planning framework for the Borough's development, within which the Council, other agencies and key stakeholders can coordinate their investment programmes.
- 3.33 In the light of the proposed changes to the preparation of the SNLP and RNLP revisions will be required to the two Councils respective LDSs.
- 3.34 **Appendix 3** sets a new Southend LDS to facilitate the preparation of a common Joint Part 1 Local Plan with RDC and a Part 2 for the Plan setting out detailed planning policies for Southend.

4. Other Options

- 4.1 A failure to undertake the preparation of a new local plan for Southend would result in the Council becoming increasingly unable to positively influence the scale, nature and location of change. This would lead to the potential increase in the risk of "planning by appeal" with the responsibility for decision making in effect being passed from the Council and the local community to both the Planning Inspectorate and the Secretary of State. It would also be likely that the Council would incur increasing costs in attempting to defend refusals of planning permission based on increasingly outdated development plans and related evidence base.
- 4.2 The consideration of a number of different plan making options is set out in section 3 above. The preparation of a common Joint Part 1 Local Plan with RDC, and associated documents, provides the most effective option that would allow for the proper consideration of a range of cross-boundary strategic growth issues to identify land to meet future housing, employment land and associated infrastructure requirements.

5. Reasons for Recommendations

- 5.1 To ensure the expeditious production of a new local plan for Southend and associated evidence base to manage and guide future growth and development in Southend and its hinterland in a positive and timely manner, where the Council has control of decision making in the public interest as representatives of the local community.

6. Corporate Implications

Contribution to the Southend 2050 Road Map

- 6.1 The successful delivery of the SNLP will contribute to the fulfilment of a number of elements of the Council's Southend 2050 ambition including meeting local housing needs, improving transport provision and infrastructure, improving economic prosperity, and protecting and enhancing the natural and built environment.
- 6.2 Delivery of the SNLP is included as a Southend 2050 outcome on the Opportunity and Prosperity theme.

Financial Implications

- 6.3 Financial and human resource input is necessary to fulfil the requirements of all statutory stages in the preparation and delivery of the SNLP. It should be noted that taking a development plan document through to adoption does have significant financial implications owing to the statutory process which has to be adhered to.
- 6.4 The costs associated with preparing the SNLP will be met from existing agreed budgets with the Director of Finance and Resources. This will be monitored to determine if any additional resource is required to deliver a Joint Part 1, on equal terms with RDC.

Legal Implications

- 6.5 To meet objectively assessed housing need each local authority must engage with adjoining local authorities under the Duty to Co-operate provisions set out in the Localism Act. It places a legal duty on Local Planning Authorities to engage constructively, actively and on an on-going basis to maximise the effectiveness of development plan preparation in the context of strategic cross boundary matters.
- 6.6 Local Planning Authorities should make every effort to secure the necessary cooperation on strategic cross boundary matters before they submit their Local Plans for examination. Local Planning Authorities must demonstrate how they have complied with the duty at the independent examination of their local plans. If a Local Planning Authority cannot demonstrate that it has complied with the duty then the local plan will not be able to proceed further in examination.
- 6.7 Local Planning Authorities will need to satisfy themselves about whether they have complied with the duty. As part of their consideration, Local Planning

Authorities will need to bear in mind that the cooperation should produce effective and deliverable policies on strategic cross boundary matters.

- 6.8 The status of a Local Plan is prescribed in Section 38(6) of the Planning and Compulsory Purchase Act 2004, which gives primacy to the development plan. It states: “if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.” As such, having an up to date Local Plan in place allows the local authority to plan positively and direct development to those sites and locations that are in accordance with the Council’s Strategy for regeneration and growth. It will provide the authority with the framework to robustly defend planning decisions at appeal.

People Implications

- 6.9 Significant staff resources from the Strategic Planning Team will be required in order to contribute to the preparation of the SNLP. Support from the Department of Place Business Support Unit will be required, particularly with regards to the public consultation process.
- 6.10 As the SNLP is cross-cutting in its coverage inputs from a number of other Council departments will be required particularly in relation to transport, housing, employment, tourism, recreation, health and well-being, nature conservation and corporate strategy and communication.

Property Implications

- 6.11 The SNLP will provide allocations and planning policy for all land in the Borough, including Council owned assets.

Consultation

- 6.12 One of the key elements of the local planning system is the recognition of the need for the earliest and fullest community involvement in the preparation of new planning documents. The SNLP will be subject to statutory consultation under the 2012 Regulations. In addition, they will be subject to an examination in public held by an independent government appointed planning inspector to consider whether the plan is ‘sound’ and may be put forward for adoption.
- 6.13 The SNLP public consultation process will be in accordance with the Council’s adopted Statement of Community Involvement.

Equalities and Diversity Implications

- 6.14 An equalities impact assessment will be produced for the SNLP. The public consultation will give the opportunity for different sections of the community to input into the plan making process.

Risk Assessment

- 6.15 The plan preparation timetable for the SNLP is challenging. Significant staff resources within the Strategic Planning Team will be required in order to take forward the plan through its various statutory stages including the examination stages at inquiry before an independent inspector.
- 6.16 If the local plan were not to be published and taken forward to adoption, the absence of the planning policies may result in inappropriate development taking place within the local authority area to the detriment of the local environment and supporting infrastructure. In addition, there would be no policy to manage the development of key sites and infrastructure, as well as having adopted planning policy to help secure Government funding particularly in relation to securing significant improvements to infrastructure provision.

Value for Money

- 6.17 There will be significant beneficial impacts on value for money by carrying out the work proposed using in-house resources wherever possible. This will have considerable benefits in terms of building in-house experience and expertise for officers, as well as utilising local knowledge and experience within the Strategic Planning team which would not be gained otherwise. It will also provide adopted planning policies which will enable applications for funding from Government and other sources to be promoted to help deliver much needed infrastructure in the Southend Borough and its hinterland.

Community Safety Implications

- 6.18 The SNLP will seek to improve the natural and built environment (including designing out crime in development and the public realm) thereby contributing towards improving community safety.

Environmental Impact - Sustainability Appraisal

- 6.19 All iterations of the SNLP will require a Sustainability Appraisal (SA) to be undertaken. The SA is an assessment of the potential significant social, environmental and economic impacts of development. It forms an integral part of the plan making process. It ensures that all policies and proposals are prepared with a view to contributing to the achievement of sustainable development. The appraisals will be used to assist decision-making and identification of the most sustainable policies to take forward

Environmental Impact - Habitats' Regulations Screening Report

- 6.20 Southend-on-Sea and the surrounding districts are home to a number of important designated sites for nature conservation. Habitats screening is an assessment of the potential significant effects of a policy on European Sites designated for their nature conservation importance. These include Special Areas of Conservation, Special Protection Areas, and international Ramsar sites. As part of the preparation of the SNLP each policy included in the plans will need to be assessed for any significant impacts on sites designated of nature conservation value. Policy should only be approved after determining that it will not adversely affect the integrity of such sites.

7. Background Papers

- 7.1 Southend Cabinet Report 19 June 2018 - Southend Development Plan Review: Comprising South Essex Joint Strategic Plan and Southend New Local Plan
- 7.2 The Town and Country Planning (Local Development) (England) Regulations 2012.
- 7.3 Planning and Compulsory Purchase Act 2004.
- 7.4 National Planning Policy Framework (NPPF, 2018).
- 7.5 Southend Local Development Scheme (2018).
- 7.6 Rochford Local Development Scheme (2019).
- 7.7 Southend New Local Plan Issues and Options Consultation (February 2019).
- 7.8 Rochford New Local Plan Issues and Options Consultation (January 2018).
- 7.9 London Southend Airport and Environs Joint Area Action Plan (JAAP 2015).
- 7.10 South East Essex Strategic Growth Locations Assessment (2018).
- 7.11 South Essex Statement of Common Ground (2018).
- 7.12 Essex and Southend on Sea Waste Local Plan (2017)
- 7.13 Essex Minerals Local Plan (2014)
- 7.14 Department for Transport - Aviation Policy Framework (2013)
- 7.15 Department for Transport - Aviation NPS
- 7.16 Draft Aviation Strategy 2050 (2018)
- 7.17 Department for Transport - Beyond the Horizon – The Future of UK Aviation – Making Best Use of Existing Runways (2018)

8. Appendices

Appendix 1: Memorandum of Understanding

Appendix 2: Statement of Common Ground

Appendix 3: Revised Southend Local Development Scheme